

# Solcera at Pointe of Woods Architectural Review Committee (ARC) Guidelines, Community Rules and Restrictions

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### ALL PERSONS USING THIS MANUAL ARE ADVISED:

1. This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and everyday rules for the community and does not supersede or replace the Association's governing documents or local, state or federal laws, codes, ordinances, rules or regulations.
2. This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
3. While this manual is intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, neighborhood characteristics and proximity to common areas, waterbodies, roads and the like, various properties may be treated differently in order to reflect such factors.
4. As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to, and neither the Association nor any member or representative thereof shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.

**Section 10 - Air Conditioners**

- A. Window A/C units are not permitted.

**Section 20 - Antennas and Satellite Dishes**

- A. Exterior antennas used for AM/FM radio, amateur (“Ham”) radio, CB radio, Digital Audio Radio Services (“DARS”), or antennas used as part of a hub to relay signals among multiple locations are not permitted.
- B. Satellite dishes with a diameter of 18 inches or less may be installed subject to the following:
  - 1. Dish must be installed at least 5 feet above the finished floor of the home.
  - 2. The preferred location for dishes is on the rear wall of the home or on a sidewall within 12 feet from the rear of the home.
  - 3. Cables required for installation, which are exposed on outside walls, must be painted to match the existing building color.
  - 4. Dishes may not be installed in common areas.
  - 5. Installation of more than one dish will be considered in the circumstance that a single dish is insufficient to provide an acceptable signal. In such situations, a letter from the satellite service provider must be presented for review to ARC with the homeowner’s request.

**Section 30 – Awnings**

- A. Only retractable roll-out awnings encased on the rear of home are permitted.
- B. You must submit an architectural application, with a survey showing location and sample of fabric, to ARC for approval prior to installation. Colors must be consistent with the color scheme of the houses in the community.
- C. Periodic cleaning and eventual replacement by the owner is at the discretion of the Board of Directors.

**Section 40 – Basketball Hoops**

- A. Shall be Portable basketball hoops only and shall be stored in the garage when not in use. Storage on lanais or anywhere outside of the home is prohibited. No roof or roof-mounted backboards are permitted
- B. Shall not cause a nuisance.
- C. Portable basketball hoops cannot be set up in the street.

**Section 50 – Watercraft**

- A. The only place a boat, canoe, kayak or other watercraft may be kept within the community is within the garage of the unit owner. The garage door must be able to close completely so that the boat, canoe or kayak is not visible from the street. Boats, canoes or kayaks parked in the street, clubhouse, or any other unauthorized area will be towed at the owner’s expense.
- B. Boats, canoes, kayaks and other watercraft are not permitted on the lakes.
- C. Boat houses or docks are not permitted.

**Section 60 – Clothes Drying**

- A. No garments, rugs, or any other materials may be hung, exposed, or dusted from the windows or from the front façade of any home. Further, no outside clothesline or other facilities for drying or airing clothes shall be erected in the front, side or back yard of any home.

### **Section 70 – Driveways & Walkways**

- A. Surfaces must be consistent with original materials and colors.
- B. Walkways from the driveway to front door; front and rear patios and porches may be considered for resurfacing (tile, pavers, etc.,)
- C. Driveways should remain free from oil, gas and other stains. Periodic cleaning may be required at the discretion of the Board of Directors.
- D. No side extensions to the driveways or walkways are allowed.

### **Section 80 - Exterior House Lights**

- A. All additional light fixtures require architectural approval. Along with your architectural application, submit a picture of the fixture and a copy of your survey, showing the location, to ARC for approval prior to installation.

### **Section 90 – Fences**

You must submit an architectural application with a survey showing the fence location for approval prior to installation. Municipal permits are the responsibility of the homeowner. Rear gates may be required for homes that require an access point. Rear and side gates, a minimum of three (3) foot wide are required to allow access of lawn maintenance equipment. These gates MUST be kept unlocked at all times.

- A. Interior Lots
  - 1. 4' black aluminum only.
  - 2. Must be set back at least 28' from front corners of house.
  - 3. Due consideration should be given to any easements that may exist.
- B. Corner Lots
  - 1. 4' black aluminum only.
  - 2. Must be set back at least 28' from front corners of house.
  - 3. Fences must be set in at least 5' from the sidewalk on the side of the property facing the street.
  - 4. Due consideration should be given to any easements that may exist.
- C. Water Lots
  - 1. 4' black aluminum only.
  - 2. Must be set back at least 28' from front corners of house.
  - 3. Fence cannot encroach into the lake maintenance easement/tract.
  - 4. Due consideration should be given to any easements that may exist.
- D. Perimeter Lots
  - 1. 4' black aluminum only.
  - 2. Must be set back at least 28' from front corners of house.
  - 3. Fence cannot encroach into any perimeter common area or maintenance tract.
  - 4. Due consideration should be given to any easements that may exist.

### **Section 100 – Flagpoles & Flags**

- E. No flags or banners other than American flags, State of Florida flag, or a first responder flag.
- F. Only permissible installation is by brackets mounted to the front exterior of the house. Flag poles are prohibited. Flags are not permitted to be affixed to trees or other landscaping.
- G. You must submit an architectural application with a survey showing location to ARC for approval prior to flag installation.

**Section 110 – Garages**

- A. Garage conversions are not permitted.
- B. Garage doors should be kept closed when the garage is not in use.
- C. Garages doors should be periodically cleaned, painted and maintained - damaged or unsightly doors may be required to be cleaned, repaired, or replaced at the discretion of the Board of Directors.
- D. Garages with front facing windows should be fitted with appropriate window treatments (see Section 320).

**Section 120 – Gutters & Downspouts**

- A. Gutter color must compliment the color pallet of the house.
- B. Downspouts must compliment the color pallet of the house.
- C. Downspouts cannot drain water onto their neighbor's yard.
- D. Gutters should be clear from debris and maintained annually.
- E. You must submit an architectural application with a survey showing location to ARC for approval prior.

**Section 130 – House Colors**

- A. Shall remain as original colors selected for the community.
- B. Approval must be received prior to painting front doors or garage doors.
- E. You must submit an architectural application to ARC for approval prior to painting.

**Section 140 – House Paint**

- A. Shall not have mildew or irrigation staining.
- B. Shall not have chipped or peeling paint.

**Section 150 – Lakes**

- A. All lakes on the property are permitted through South Florida Water Management District for water management purposes and may not be used for recreational purposes. No swimming or boating is allowed. Use of remote-control boats, toys or other items may not cause an unreasonable nuisance.
- B. No personal property may be kept on the lakes or on the lake banks. Any property being kept on the lakes or lake banks is subject to removal without any further notice and at the expense of the property owner.
- C. Any signs located on the lake banks relating to use of the lake are property of the Association and may not be removed, damaged or altered in any way. Persons removing, damaging or otherwise altering a sign will be liable to the Association for the expense of replacing the sign.
- D. No construction debris, lawn clipping, or vegetation, trash or other items may be deposited in the lakes.

**Section 160 – Landscaping, Plant Materials, & Synthetic Turf**

- A. Landscaping (includes plants in established planter beds) shall not be removed without prior approval.
- B. All landscaping shall be contained in mulched / rock beds.
- C. Mulch must be black or brown color only.
- D. Rock beds must be river rocks. Earth tone colors. No white rocks or gravel rock allowed. Must be contained in border edging so they do not become projectiles during landscaping.
- E. Mulching property is the homeowner’s responsibility and must be refreshed yearly or as determined by ARC, HOA committee.
- F. Homeowner is responsible for maintenance, upkeep, and replacement of all landscaping.
- G. Landscaping should not be planted in the Right of Way or Public Utility Easements. Planting in such areas is at the homeowner’s risk, as if utilities need to be installed or repaired, it is within the right of the installing entity to remove the plants with no responsibility to replace them or

compensate the owner.

- H. When installing new landscaping in any area other than an existing planter bed, or when installing a new planter bed, homeowners are required to have all public and private utilities located and flagged prior to digging.

I. LANDSCAPE LIGHTING & DECORATIVE STRUCTURES

- 1. Wiring shall be buried and out of sight.
- 2. Homeowner may be required to assume responsibility for maintaining lawn directly surrounding landscape lighting or decorative structures if the installation of such features creates an undue burden on the lawn maintenance company
- 3. Transformers shall be obscured from view.
- 4. Must not be a nuisance to neighbors.
- 5. No trellis are allowed.
- 6. Ponds, fountains and other water features and sculptures are not permitted unless contained within an enclosed lanai or pool area.

J. PLANT MATERIAL

1. TREES

- a) Most varieties permitted, however rapid growing and/or invasive varieties may be prohibited completely or restricted in certain locations.
- b) Shall not be a nuisance due to insects or rodents.
- c) Shall be regularly trimmed so that branches do not become a nuisance to neighboring properties.
- d) Fruit trees must be planted a minimum of 10' from property lines. Standard setback for all trees other than fruit trees is a minimum of 5' from property lines. Large or rapidly growing trees may require greater setbacks.
- e) Fallen fruit, branches and fronds must be picked up.
- f) Fruit trees may only be planted in the backyard.
- g) No trees may be planted in the lake tract.
- h) For the health of the tree, the planting of flowers around swale trees is not permitted.

2. HEDGING

- a) Most varieties permitted, however rapid growing and/or invasive varieties may be prohibited or restricted in certain locations.
- b) Shall not be a nuisance due to rodents or insects.
- c) Shall be regularly trimmed so that branches do not become a nuisance to neighboring properties.
- d) Spacing of hedging shall be continuous (i.e., planted on 18-inch centers).
- e) Hedging shall be planted inside the property line by at least 18 inches. On corner lots, hedging must be set back at least 5' from sidewalks and/or roadways.
- f) Landscaping shall not extend into the lake tract.
- g) Hedging must maintain height between 5 and 6 feet.

3. GRASS TYPE

- a) Dead / Diseased sod shall be treated and/or replaced by the homeowner.
- b) Lawn shall be sodded with St. Augustine grass unless installation of synthetic turf.

4. PLANTS AND FLOWERS

- a) No artificial vegetation allowed (includes grass, plants, etc.). (B.) Most varieties of plants are permitted.
- b) Shall not encroach into the lake tract.
- c) For the health of the tree, the planting of flowers around swale trees is not permitted.

- d) ARC Approval Required before adding new planter beds.

**K. SYNTHETIC TURF**

The ARC, HOA of Solcera and their service providers and vendors will not be held responsible for any damage to the synthetic turf around homes while performing maintenance and other services. Residents assume all costs necessary to repair or replace the synthetic turf damaged due to any cause. Synthetic turf must be natural in appearance and is permitted in a fenced in back and side yard provided it meets the following requirements.

1. The Application must be submitted and include the following:
  - a) A Landscape Plan prepared by a licensed turf company.
  - b) Property survey of the area to be covered by the synthetic turf and photos of proximity areas
  - c) A sample of the turf submitted to the ARC committee, HOA Board, or property manager.
  - d) Description of the turf specifications
  - e) Description of the method of installation
  - f) Manufacturer and installer warranties
2. A Landscape Plan must be submitted designating the location and square footage of the turf, including the surrounding existing and, if applicable, proposed landscaping. The Landscape Plan must be prepared by a qualified professional and include full turf specifications.
3. A sample of the turf (12" X 12" size minimum) must be submitted with the landscape plan.
4. Color must be natural turf, as determined by the ARC / HOA Committee
5. Installation Requirements
  - a) Turf can only be installed in the back and side yard of enclosed (fenced) property. Front yards cannot install turf.
  - b) Turf seams will not be visible
  - c) Turf will not cover any storm water drains.
  - d) Adequate base drainage must be provided beneath the turf.
  - e) Turf that is wrinkled or uneven due to surface roots must be repaired or replaced.
  - f) Synthetic turf must be well maintained with a clean and attractive appearance. If the turf loses its ability to hold a natural, upright position, or the color fades or changes, the ARC, at its sole discretion, may require removal and replacement within a reasonable time frame.
  - g) Patching of the turf is discouraged and will not be satisfactory due to the difference in color and texture between the older and newer material. ARC, at its discretion, may require the patching to be redone or the entire turf area replaced.

**Section 170 – Mailboxes**

- A. No individual mailboxes are permitted. Mail delivery is located at designated locations.

**Section 180 – Nuisances**

- A. Music may not be played at a level that can be heard outside of your home.
- B. No homeowner shall create an annoyance to the neighborhood. Loud, disturbing and unnecessary noises will not be tolerated and may be reported as noise disturbances to the Palm Beach County Sheriff's Office. Activities that may constitute a noise disturbance include, but are not limited to, the following:
  1. loud music, television or parties
  2. sounding of horns and whistles for an unreasonable period of time other than as a danger warning
  3. yelling, shouting, singing, etc. other than at normal conversation levels after 11pm
  4. barking, howling, whining, screeching of animals
- C. Rodents and insects shall be controlled.
- D. ATV driving is not permitted.
- E. Garage or yard sales are not permitted.
- F. Firearms, pellet, and BB guns shall not be discharged within the community.

Initial: _____	Initial: _____
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- G. Fireworks are not permitted within the community at any time of the year.

**Section 190 – Parking**

Temporary Overnight Guest Parking (NOT RESIDENTS) can register their vehicles online:

<https://www.register2park.com>. Overnight Street parking is from 3:00 am - 6:00 am.

- A. Parking on, over or across sidewalks, parking on lawns, and parking on common areas is not permitted.
- B. Vehicles may not be parked sideways on driveways.
- C. Street parking is prohibited with the exception of temporary guests.
- D. Guests may temporarily parallel park on the street, in the same direction as the normal traffic flow (passenger side against curb).
- E. Temporary guest vehicles parked in the street cannot park directly opposite of another parallel parked car in order to allow safe passage of emergency and other vehicles.
- F. Overnight street parking is prohibited, with the exception of emergencies and temporary guest parking. Overnight guest parking must register their vehicles to avoid towing / immobilization.
- G. No parking in front of fire hydrants per the state law.
- H. In Solcera West, temporary pool parking is permitted on the south side when entering the community.
- I. No cars are permitted to park within 10 feet of the community entry and exit gates.
- J. In Solcera East, temporary parking is allowed at the mailbox and children’s park for residents retrieving mail or attending the park only. Guest parking is prohibited in the parking spaces.
- K. The Board of Directors or their agent has the authority to tow / immobilize vehicles which are in violation of the rules and regulations of the community at the vehicle owner’s expense.
- L. Vehicle owners will be responsible for expense of repairs required to any property damaged as a result of parking in violation of these rules (ie: damage to grass, irrigation, etc.).

**Section 200 – Patios & Lanais**

- A. Wood decks are not permitted.
- B. Shall be constructed of pavers or concrete.
- C. Materials shall be consistent in color and type with those used in the construction of the home.
- D. Shall not extend beyond the plane (sides) of the house.
- E. Shall not encroach on any easement, including the lake tract or utility easements.
- F. Homeowners are responsible for having all public and private utilities located prior to commencing construction.
- G. Irrigation lines and heads that run through the area of the improvement should be capped and/or re-routed so that no running water is flowing under the patio/lanai. Homeowners who build over existing lines do so at their own risk. In the instance a line breaks underneath the patio/lanai, Association’s irrigation contractor will repair the line and is permitted to remove any portion of the patio/lanai necessary to complete the repair. Neither Association nor contractor will be responsible for repair or reimbursement to Homeowner for damage caused to the patio/lanai as a result of the break.

**Section 210 – Pets**

- A. Pets must be leashed at all times when they are not in a fully enclosed patio/yard.
- B. You must pick up after your pets.
- C. Pets cannot be left outside, including within a screen patio area or a pool screen enclosure, to bark or to the annoyance of neighbors.

**Section 220 – Swing Sets and Play Equipment**

- A. Tree houses are not permitted. Association insurance will not cover any injury or damage caused by use of unauthorized play equipment.

- B. No swing set or equipment with a height taller than 15' is permitted. Must be in backyards only.
- C. Shall be landscaped so as to obscure from view and must not become a nuisance.
- D. Shall be properly maintained and kept in good repair; Swing sets or equipment that are in disrepair, unclean, or become a nuisance may be requested to be removed from the property at the discretion of the Board of Directors.
- E. It is recommended that any swing set or play equipment that is not portable be installed in a mulch bed to accommodate lawn maintenance. Neither Association nor landscaper will be responsible for equipment damaged in the course of routine lawn maintenance.
- D. All portable play and recreational equipment, including toys, must be removed from public view when not in use, unless within a privacy fenced rear yard. Portable play and recreational equipment include items such as toddler's playhouses, slides, climbers and other large outdoor toys which are normally made of plastics and vinyl and that are not anchored in concrete.
- E. Shall not be placed closer than 10 feet from any adjoining property line.
- F. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

**Section 230 – Pools, Spa, & Pool Equipment**

- A. Swimming Pools & Spas
  - 1. No portion of the pool, pool deck or enclosure may extend beyond the plane of the house.
  - 2. No portion of pool, pool deck or enclosure may encroach on the lake tract.
  - 3. Homeowners are responsible for having all public and private utilities located prior to commencing construction. Homeowners that proceed with construction without having utilities located will be responsible for costs associated with damage to any utility line.
  - 4. Irrigation lines and heads that run through the area the pool and deck will be installed should be capped and/or re-routed so that no running water is flowing under the pool or deck. Homeowners who build over existing lines do so at their own risk. In the instance a line breaks underneath the improvement, the Association's irrigation contractor will repair the line and is permitted to remove any portion of the improvement necessary to complete the repair. Neither Association nor contractor will be responsible for repair or reimbursement to Homeowners for damage caused as a result of the break.
  - 5. Survey showing a scaled drawing of pool/spa and pool equipment should be attached to your architectural application.
  - 6. It is suggested that you receive architectural approval from ARC before applying for permits
- B. Spa
  - 1. Spa can either be in-ground or above ground. Above ground types cannot exceed four feet in height above the existing grade level.
  - 2. Spa can only be located in the rear yard and screened from street view and the view of any neighboring property. Landscaping must be installed to provide privacy.
  - 3. Must be 5 feet from the fence.
  - 4. All installations must comply with the Florida State and or Palm Beach County water safety requirements.
  - 5. Chlorinated water will not be discharged or disposed onto other homeowners' lawns, community streets, or into retention ponds.
  - 6. Must submit an ARC application for approval.
- C. Spa / Pool Equipment & Gas Tanks (heaters, pumps, etc.)
  - 1. Landscaping shall be used to obscure spa and/or pool equipment from view
  - 2. Type of landscaping that will be used should be identified in the architectural application submitted for spa/pool installation.

**Section 240 – Screen Enclosures & Screen Doors**

- A. Screen enclosures are not allowed in the front of a home.
- B. Shall not extend beyond the plane of the house nor encroach on any easement, including 20' lake maintenance easement.
- C. Shall be bronze aluminum framing to match the fence, with charcoal color screening.
- D. Shall not have a flat aluminum covered roof.
- E. Pool cages are not permitted.
- F. Landscaping may be required, particularly on corner lots.
- G. You must submit an architectural application with a survey showing location of structure for approval prior to installation. You should receive architectural approval from ARC prior to applying for permits.

**Section 250 – Seasonal Lights & Holiday Decorations**

- A. May only be displayed for a total of 50 days per calendar year.
- B. No hooks, nails or other devices shall be placed on a tree or other landscaping for the purpose of hanging lights or other decoration as this is harmful to the health of the plant.
- C. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other holiday, may be installed commencing the month of the holiday and shall be removed no later than two weeks after the holiday has ended. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
- D. No more than 3 individual inflatable display items are permitted for any holiday. Vendors are not responsible for any damages to inflatables.

**Section 260 – Sidewalks (Parallel to Streets)**

- A. Shall not be painted or stained.
- B. Shall be kept free of irrigation stains.
- C. Sidewalks are never to be altered except as originally installed.

**Section 270 – Signs**

- A. One “For Sale” or “For Rent” sign may be displayed in the front window of the home, provided the face surface shall not be larger than 3” x 5”. Once the developer has sold all homes within the community the size will then be increased to “18 x 24”.
- B. No other signs are permitted.
- C. No signs of any kind may be placed on community common grounds.

**Section 280 – Storage Sheds & Tents**

- A. Are not permitted.

**Section 290 – Storm Shutters**

- A. Shall preferably have removable panels.
- B. Roll-down and sliding models shall match wall color.
- C. Accordion panel shutters must match the color of the adjoining window or door frame.
- D. No Bahama Shutters are permitted.
- E. Panels must be in place no earlier than 72 hours prior to storm or warning and must be removed within 7 – 14 days after a storm or 72 hours after a warning.
- F. Must not be used for security purposes.
- G. You must submit an architectural application with a survey, showing location to ARC, for approval prior to installation of shutters other than what was included with your home.

**Section 300 – Trash**

- A. All trash must be placed in containers. Bags and loose trash are not permitted. Containers should be plastic with 20 – 32-gallon capacity, well-sealed.
- B. No trash containers can be put out earlier than 24 hours before pick up.
- C. Containers must be brought in no later than 12 hours after collection.
- D. Trash containers must be stored in the garage and out of view. Trash containers may not be stored at the side or rear of the house unless obscured from view by approved landscaping.
- H. When enclosed with fencing, or similar materials, overall height, to include posts, will not exceed four feet. Overall length will be the minimum material needed to accomplish keeping the bin out of view, as stated above. Overall width will not block access to the yard. Material will be sturdy and anchored so as to not become a hazard and will be a color choice that is neutral such as white. ARC application required prior to installation.

**Section 310 – Vehicles**

- A. No recreational vehicles, trailers, or mobile homes are permitted to be stored within the community unless they can be stored in the garage, with the garage door down, at all times.
- B. Commercial vehicles must be kept in the garage at all times.
- C. No car covers or unlicensed cars are allowed.
- D. ATV’s, 4-wheelers and similar vehicles may not be driven anywhere within the community.
- E. The speed limit throughout the community is 15 m.p.h.
- F. Vehicles must be in an operable condition, able to move under their own power. Inoperable vehicles must be stored inside the garage.

**Section 320 – Windows and Window Coverings**

- A. Window coverings shall consist of curtains/drapes, blinds or other traditional window covering. Sheets, newspaper, aluminum foil, bags and other similar items are not permitted.
- B. Tinting shall be non-mirror finish. ARC is required for approval.
- C. Broken or damaged blinds or window coverings will be required to be replaced at the discretion of the Board of Directors.
- D. Broken windows shall promptly be replaced.
- E. No decal or decorative window sticker can be seen from the street.

**Section 330 – Wetland Nature Preserves**

- A. No person shall enter the preserve at any time. Vendor is the only authorized person to work in the preserves.
- B. No dumping of any sort allowed.
- C. No removal of any trees, leaves or debris

**Section 340 – Pool Rules and Regulations**

- A. Hours of operation: Dawn to Dusk: Anyone entering the pool or pool area outside of the pool hours of operation is trespassing.
- B. Private parties are not permitted at the pool.
- C. The Homeowner’s Association will not be responsible for any money or property loss sustained when using the pool.
- D. No animals are allowed at the pool.
- E. No Food or Drinks are allowed around the pool deck
- F. NO GLASS of any kind is permitted in the fenced in pool area.
- G. No running allowed.

- H. No large rafts or flotation devices shall be allowed in the pool. Balls, toys, small baby floats and noodles may be allowed.
- I. A responsible party must supervise patrons under the age of twelve (12) at all times. A responsible party is defined as a person sixteen (16) years of age or older.
- J. Infants are required to wear swim diapers in the pools.
- K. No smoking or chewing gum anywhere in the fenced pool area.
- L. Accidents should be reported to the property manager or HOA board member.
- M. Absolutely no diving in the pool or flips from the side are allowed at any time.
- N. Non-visible consumption of alcoholic beverages is allowed in the pool enclosure. Any intoxicated individual will be asked to leave the pool area. Failure to do so will result in the notification of the proper authorities.

**Section 350 – Solar Panels**

- A. Solar Panels are permitted with ARC approval.
- B. All Applications must include, at a minimum, diagrams and other information which shows dimensions, location(s), layout of proposed solar panels, illustrations of how panels will be mounted on the roof and location of all wires and conduits.
- C. ARC may determine the specific location where solar collectors may be located on the roof within an orientation to the south or within fourth-five east or west of due south if such determination does not impair the effective operations of the solar collectors.
- D. Solar panels must be flush mounted parallel with the roof.
- E. Wires cannot be running down the side of a house and must not be seen from street view.

**Section 360 – Home Extension**

- A. Home extensions from the original building structure are not permitted.

Compliance with these guidelines does not automatically grant architectural approval. Architectural approval must be requested in writing, for any changes to the exterior of your home. Application and instructions can be found on the attached Architectural Review Board Application form or by calling Property Keepers Management at (954) 586-5111.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

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Date: \_\_\_\_\_